

TAMPA NORTH AERO PARK | X39

4241 Birdsong Blvd, Lutz, FL 33559

ABSOLUTE
INVESTMENT & REALTY SERVICES

Florida
Affiliate of **APN**
AVIATION PROPERTY NETWORK

Jeffrey Cotter, Broker | CCIM

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PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS
*4241 Birdsong Blvd
Lutz, FL 33559*

YEAR BUILT
1993

PROPERTY SIZE
15,000 Sq. Ft.

LAND SIZE
22.50 Acres

TAMPA NORTH AERO PARK I X39

4241 Birdsong Blvd
Lutz, FL 33559

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

An Aviation Investment

NORTH TAMPA AERO PARK | X39

4241 Birdsong Boulevard, Lutz, Florida 33559, Pasco County, FL

On the Hillsborough & Pasco County Line

West of I-75 accessible from SR exits 56 or 54



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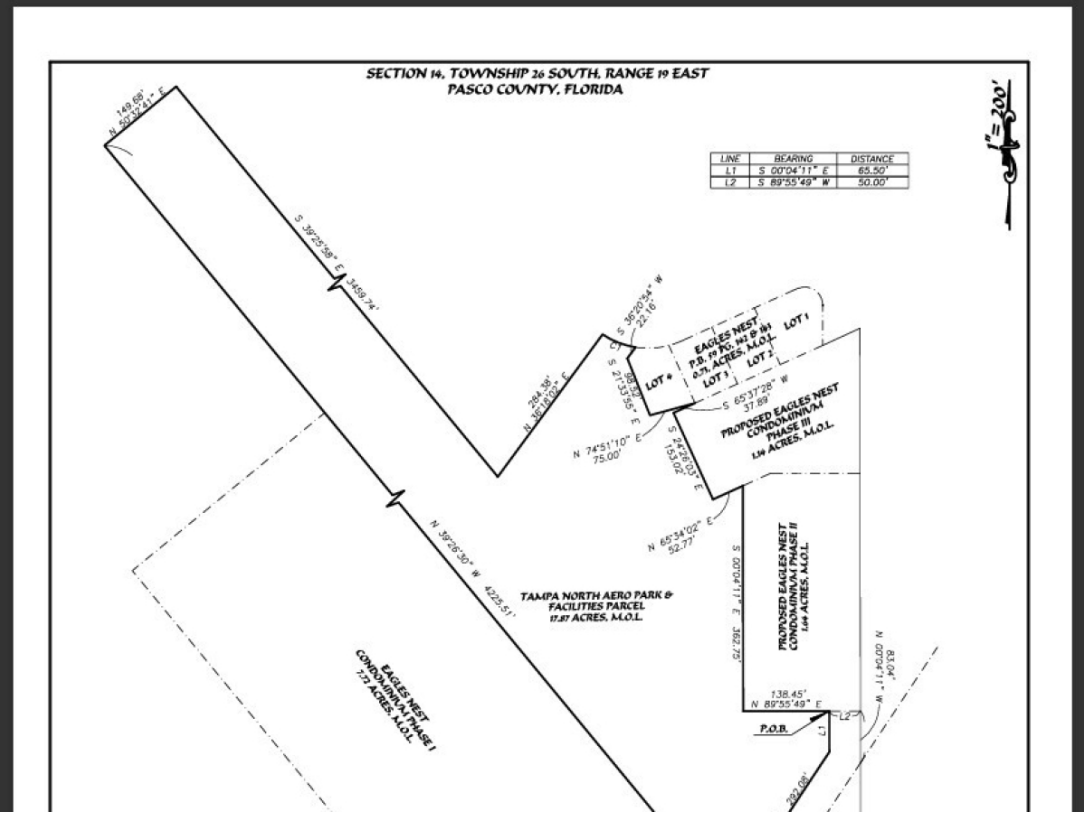
X 39 Investment and Growth Opportunitie

- 22.5 Acres Fully Operational Public Use Air Park
- Tampa North Aero Park (X-39) is a licensed public use airport by the FDOT with a 50' x 3500' asphalt runway and Unicom activated lighting.
- Annual easement income fees. Three platted residential lots to be sold and two proposed hangar developments in excess of 80,000 SF
- The 10,000 SF maintenance hangar facility is a FAA licensed Part 145 repair station offering full maintenance of airplanes and BHT- 205, 206, 212, 407 and 412 series helicopters with structural repair for helicopters.
- A 3,500 square foot office building includes executive offices, testing offices and the Happy Hungry Cafe
- The Pilot Center is a licensed FAA computerized testing center for training and recurrency.
- The AV-gas and Jet A fuel farm features Phillips 66 Av-Fuel offering 100LL and Jet A fuels

X39 is an attractive investment opportunity for a variety of aviation venues, including those who desire to start or expand an FBO, flight school, or aircraft maintenance business.

At the Purchaser's Option Ownership is amenable to a Real Property Purchase Fee Simple Transaction or a Corporate Stock Purchase Agreement Free and Clear with Ownership and Encumbrance Report.

PROPERTY
PHOTOS



TAMPA NORTH AERO PARK | X39

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PROPERTY
PHOTOS



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FINANCIAL OVERVIEW

September 2026

Income	Amount	Expenses	Amount
PSI Testing	\$9,594	Avgas Cost	\$130,922
Hangar Association Fees	\$69,740	Cost Part Sales	\$86,251
Homeowner Fees - Lots	\$1,000	Payroll	\$75,745
Homeowner Fees - Birdsong	\$4,315	Payroll Taxes	\$5,844
Tiedowns/Parking	\$36,775	Property Tax	\$16,384
Avgas Sales	\$181,673	Credit Card Fees	\$4,257
Parts Sales	\$127,883	Property/Casualty, Group Ins.	\$46,230
Maintenance Labor	\$143,850	Professional & Accounting Services	\$7,229
Flight School Aircraft Lease	\$75,844	Licenses & Permits	\$465
		Operating & Office Supplies	\$7,176
		Electric	\$2,787
		Water/Sewer	\$1,076
		General Repairs & Maintenance	\$11,324
		Runway Light Repairs	\$2,482
		Trash Removal	\$664
		Contract Labor	\$64,850
Gross Income	\$650,674	Total Expenses	\$463,686
Net Operating Income			\$186,988

You are solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



AIRPORT ASSETS

Tampa North Aero Park X39

The following schedule summarizes estimated asset values for Tampa North Aero Park X39 as of September 2026. Values are based on the stated acreage, square footage, unit counts, or cost assumptions shown below.

Asset	Valuation Basis	Value	Comments
Airport Property with Runway	17.87 acres at \$3.75 per square foot	\$2,919,064.50	Includes \$500,000 in estimated value for runway base and paving.
Phase II Property	Land for 13 hangar units totaling 1.64 acres at \$3.25 per square foot	\$232,174.80	—
Phase III Property	Land for 4 hangar units totaling 1.14 acres at \$3.25 per square foot	\$161,389.80	—
Residential Lots 2, 3, and 4	3 lots at \$95,000 each	\$285,000.00	Lot 1 sold for \$99,950 in 2007.
Maintenance Hangar	10,000 square feet at \$75.00 per square foot	\$750,000.00	—
Office	3,500 square feet at \$120.00 per square foot	\$420,000.00	—
Fuel Farm	Aviation gas, jet fuel, and containment facilities	\$350,000.00	—
FAA Repair Station	Estimated cost to obtain new certification	\$75,000.00	Certification estimate is \$75,000 or more.
2018 Laser Grade Testing License	License value	\$93,344.00	—

Total Estimated Assets: \$5,285,973.10

Valuation Note: This schedule presents estimated asset values based on the assumptions shown and should be reviewed against current market appraisal, or replacement-cost data before use in a formal transaction or financing package.



September 2026

ESTIMATED REPLACEMENT COST
Tampa North Aero Park X39

Estimated Fuel Facility and Hangar Values

Fuel Storage and Loading Systems

- 10,000-gallon AVGAS UL-142 single-wall, Type I construction tank with 360-degree wrap and bulk loading system.
Updated 2026 budget replacement value FOB X39, Tampa FL: \$125,000.00
- 8,000-gallon JET-A UL-142 single-wall, Type I construction tank with 360-degree wrap and bulk loading system.
Updated 2026 budget replacement value FOB X39, Tampa, FL: \$115,000.00

Tank Pad and Spill Containment

Concrete tank pad with perimeter spill containment designed to accommodate the single-wall aboveground storage tanks listed above.

Updated 2026 budget replacement value FOB X39, Tampa, FL: \$50,000.00

Aircraft Hangars

- Existing aircraft hangar: 10,000 square feet with an estimated roof height of 24 feet.
Updated 2026 estimated resale value FOB X39, Tampa, FL: \$250,000.00
- New aircraft hangar: 10,000 square feet with an estimated roof height of 24 feet*.
Updated 2026 budget replacement value FOB X39 Tampa, FL: \$1,200,000.00

Estimated Total Replacement Cost \$1,740,000.00

Price based on \$120.00 per square foot

Estimated equipment and aircraft hangar replacement prices listed above were derived using industry standard equipment and construction costs. Actual costs could rise substantially once all Engineering, permitting, actual equipment, hangar and other costs are formally quoted.

ABSOLUTE

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Air Agency Certificate

And

Operations Specifications

Can be found on the next three pages

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

Air Agency Certificate

Number H4SR484J

This certificate is issued to

Tampa North Aero Services

whose business address is

4241 Birdsong Blvd.
Tampa North Aero Park
Lutz, Florida 33559

*upon finding that its organization complies in all respects
with the requirements of the Federal Aviation Regulations
relating to the establishment of an Air Agency, and is
empowered to operate an approved* Repair Station

with the following ratings:

Airframe (1995)
Limited Powerplant

*This certificate, unless canceled, suspended, or revoked,
shall continue in effect* Indefinitely

Date issued:

July 19, 1994

By direction of the Administrator



Amanda J. Cromie
Manager, Tampa ASO-FSDO-35

This Certificate is not Transferable, and any major change in the basic facilities, or in the location thereof,
shall be immediately reported to the appropriate regional office of the Federal Aviation Administration

Any alteration of this certificate is punishable by a fine of not exceeding \$1,000, or imprisonment not exceeding 3 years, or both

A001 . Issuance and Applicability

HQ Control: 02/11/2016

HQ Revision: 060

a. These operations specifications are issued to Tampa North Aero Services, a Repair Station located in the United States, pursuant to 14 CFR Part 145, § 145.53. The repair station certificate holder shall conduct operations in accordance with 14 CFR Part 145 and these operations specifications.

The certificate holder's address:

Fixed Location:
4241 Birdsong Blvd.
Tampa North Aero Park
Lutz, Florida 33559-6294

b. The holder of these operations specifications is the holder of certificate number H4SR484J and shall hereafter be referred to as the "certificate holder".

c. These operations specifications are issued as part of this repair station certificate and are in effect as of the date approval is effective. This certificate and these operations specifications shall remain in effect until the certificate for a repair station that is located in the United States is surrendered, suspended, or revoked.

d. U.S./EU Aviation Safety Agreement Repair Station/Maintenance Organization Approvals not authorized.

e. The certificate holder is authorized to use only the business name which appears on the certificate to conduct the operations described in subparagraph a.

Delegated authorities: None

U.S. Department
of Transportation
Federal Aviation
Administration

Operations Specifications

1. Issued by the Federal Aviation Administration.
2. These Operations Specifications are approved by direction of the Administrator.



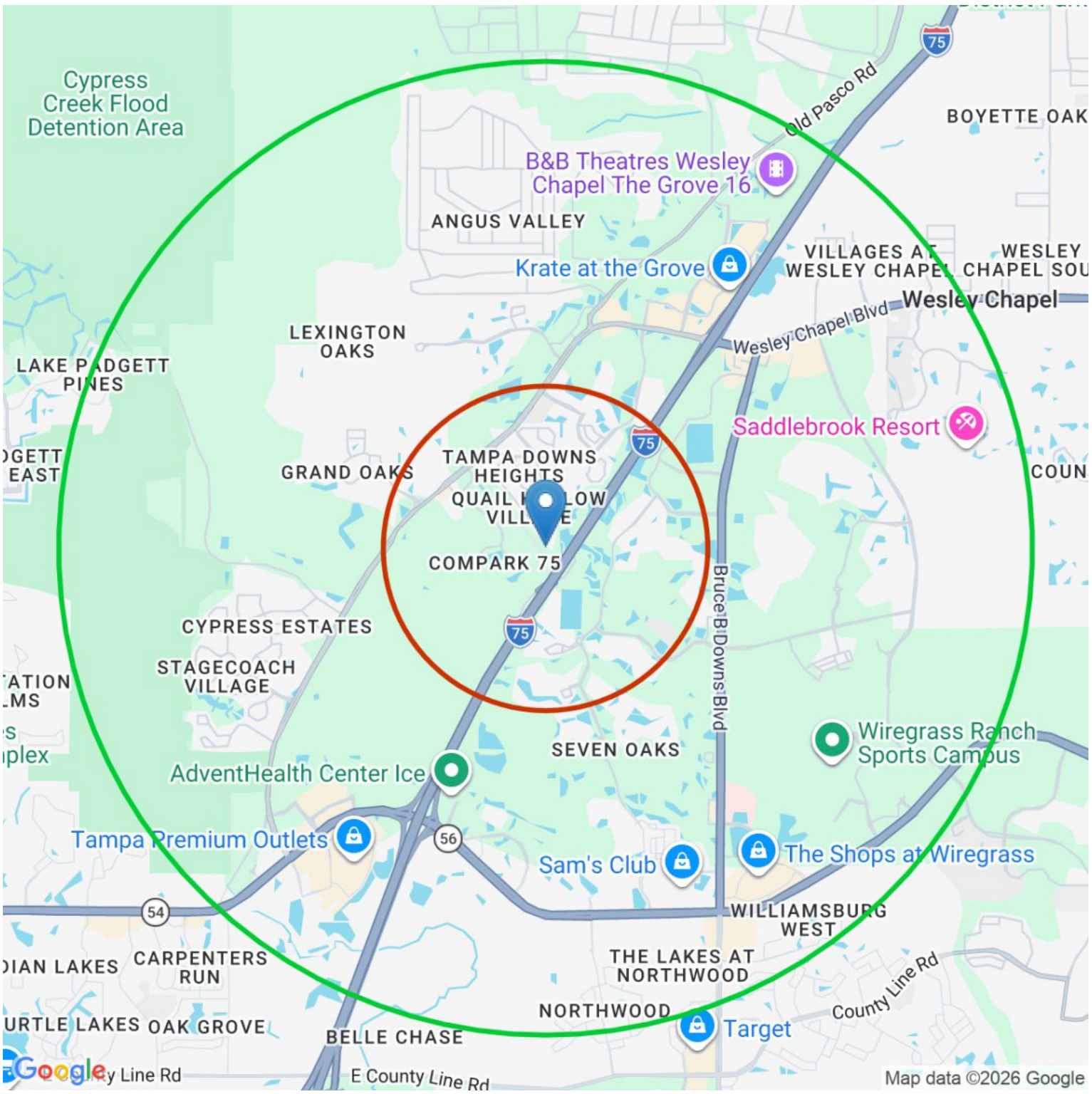
Digitally signed by Mark V Keefer, Principal Maintenance Inspector (SO35)
[1] SUPPORT INFO: Mandatory HQ revision
[2] EFFECTIVE DATE: 2/23/2016, [3] AMENDMENT #: 6
DATE: 2016.02.23 08:12:49 -06:00

3. I hereby accept and receive the Operations Specifications in this paragraph.

Angela Brammer 2/29/16

Brammer, Angela, FAA Accountable Manager, 145 Date

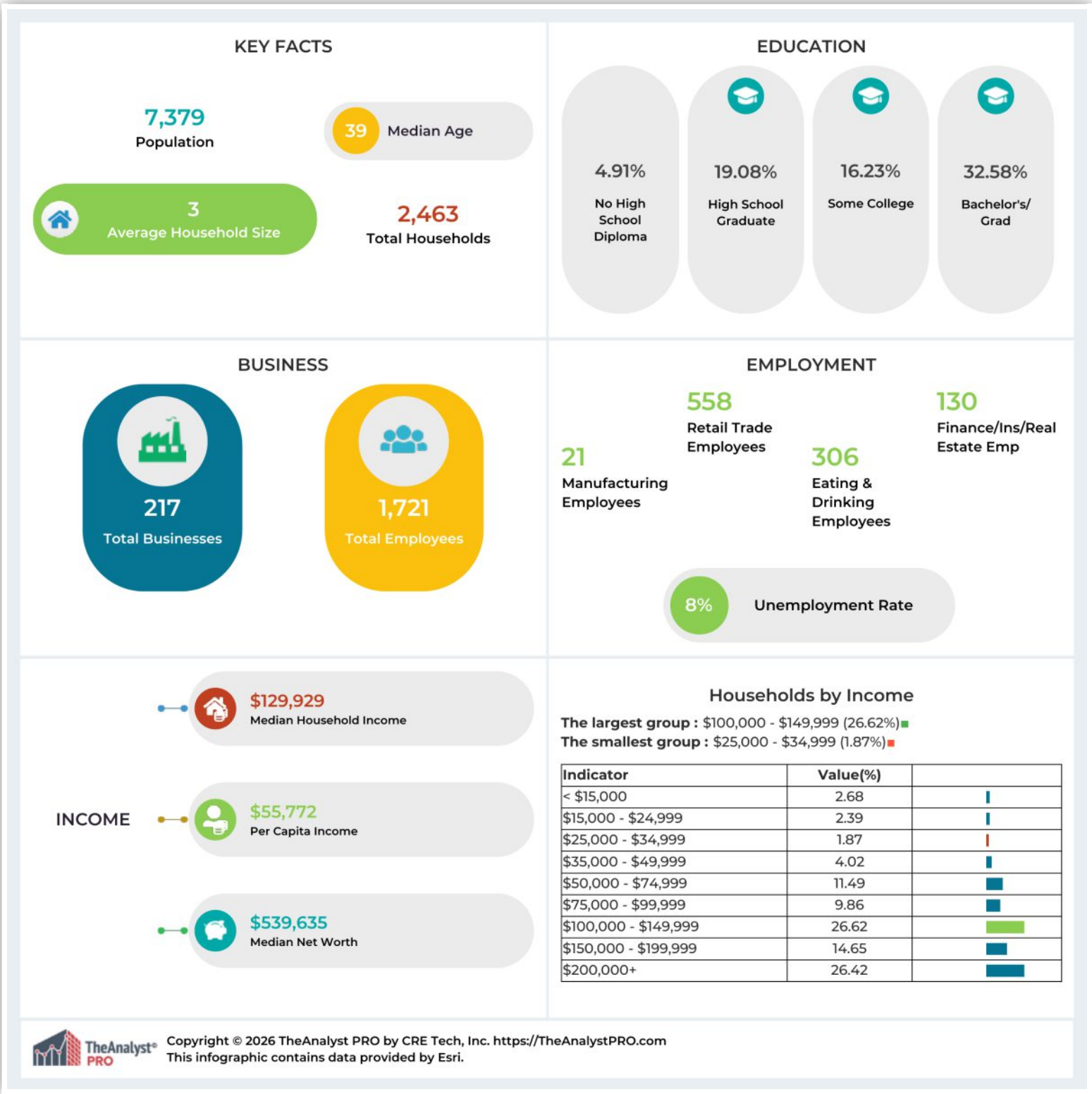
LOCATION/STUDY AREA MAP (RINGS: 1, 3 MILE RADIUS)



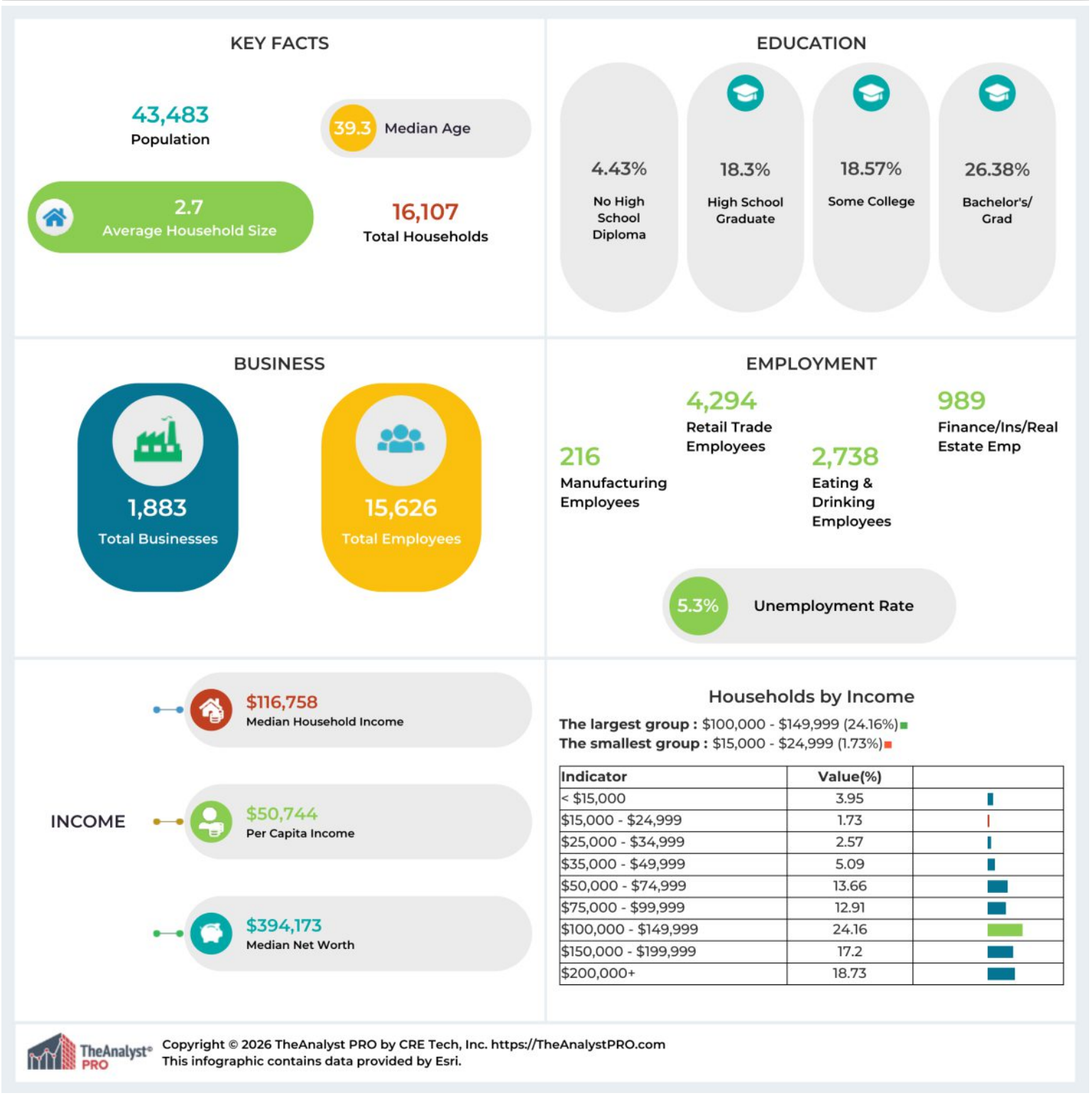
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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

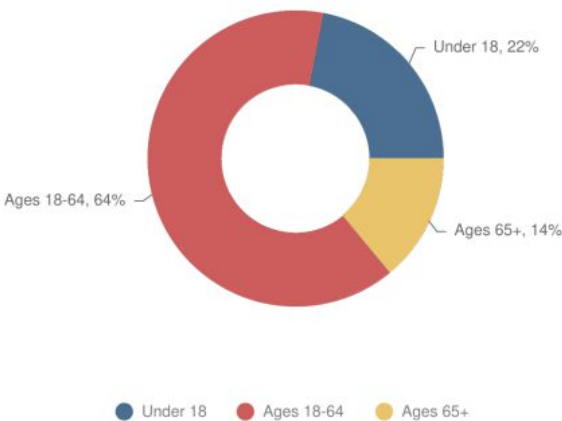


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

7,379	2,463	39
Population	Households	Median Age
3	\$129,929	\$482,254
Avg Size Household	Median Household Income	Median Home Value
122	105	79.1
Wealth Index	Housing Affordability	Diversity Index

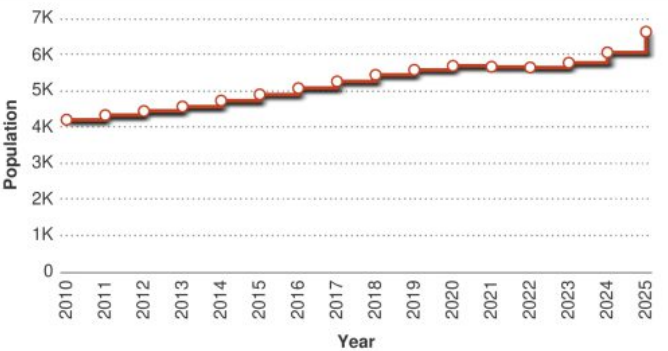
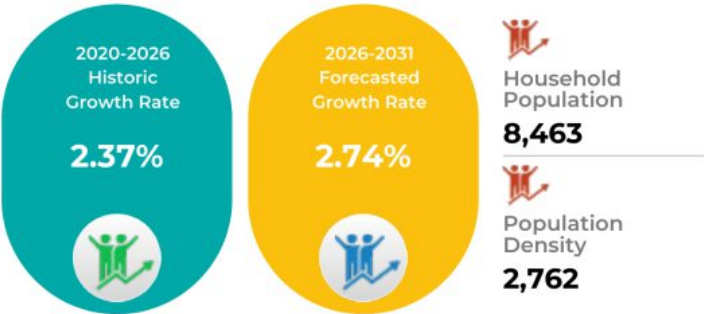
POPULATION BY AGE



POPULATION BY GENERATION

2.33%	14.42%	24.09%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
21.66%	27.65%	9.87%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

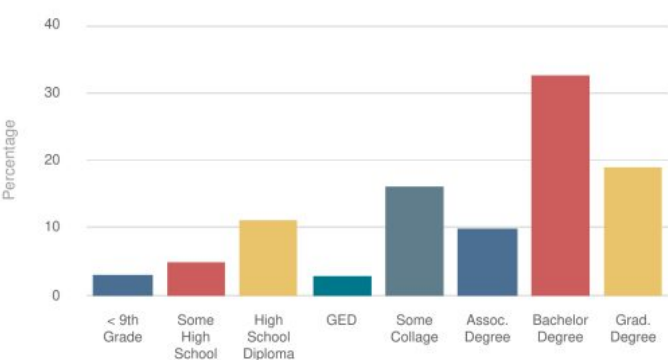
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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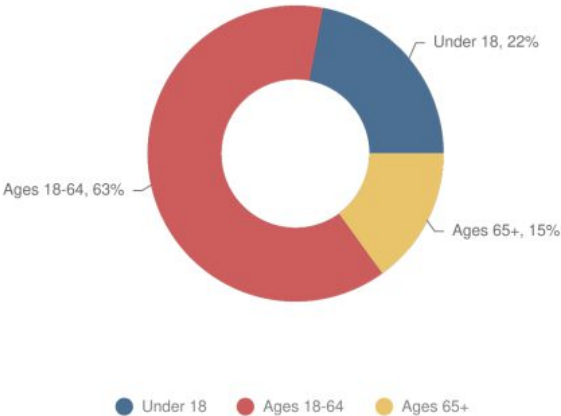


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

43,483	16,107	39.3
Population	Households	Median Age
2.7	\$116,758	\$458,535
Avg Size Household	Median Household Income	Median Home Value
107	100	77.9
Wealth Index	Housing Affordability	Diversity Index

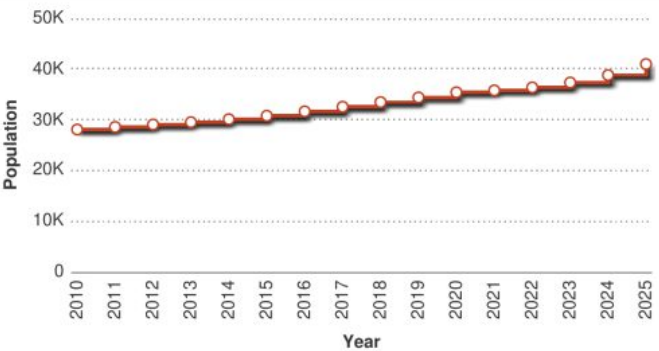
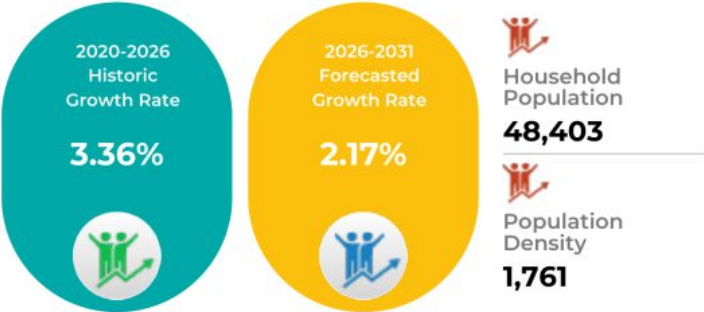
POPULATION BY AGE



POPULATION BY GENERATION

2.42%	15.7%	22.68%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
23.73%	24.62%	10.85%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

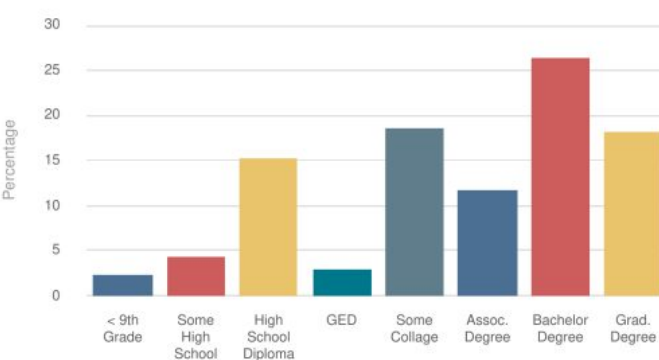
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



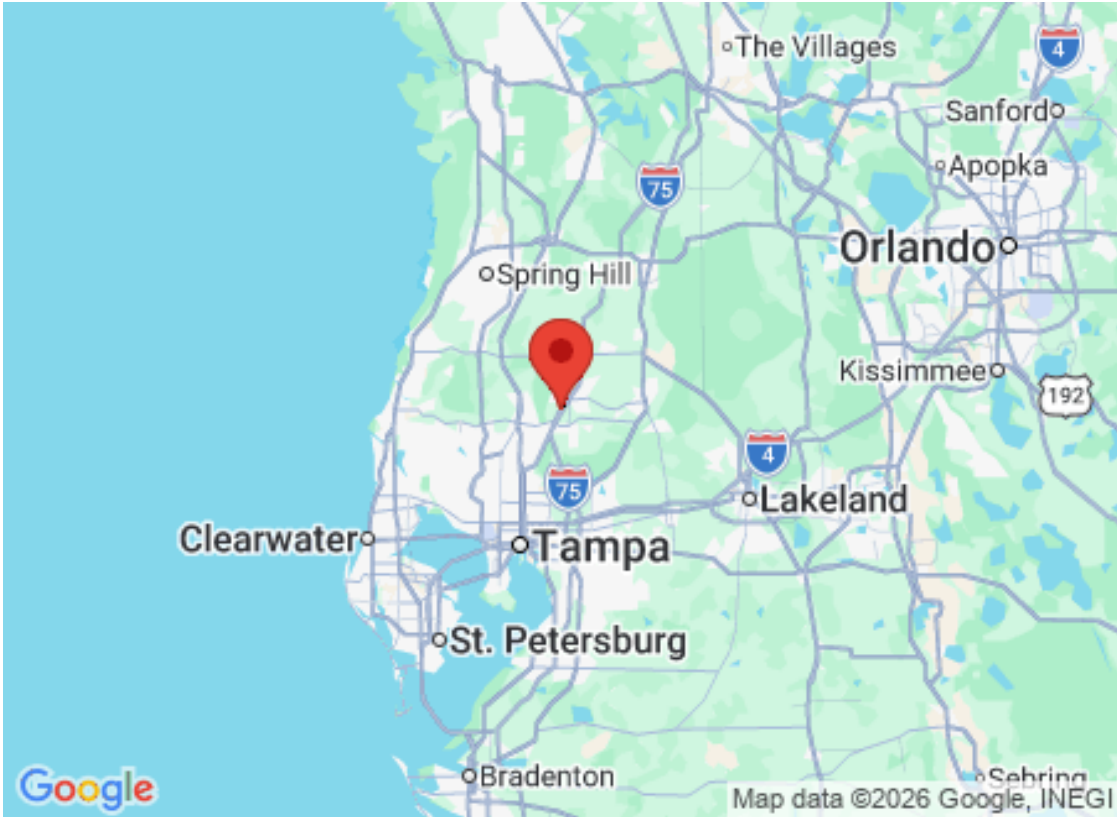
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AREA LOCATION
MAP



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CONTACT



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